
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1319 R Street, NW	Agenda
Landmark/District:	14th Street Historic District	X Consent Calendar
		X Concept Review
Meeting Date:	February 24, 2022	X Alteration
H.P.A. Number:	22-084	New Construction
Staff Reviewer:	Steve Callcott	Demolition

Thomas P. Brown Management LLC, with plans prepared by Bonstra Haresign Architects, seeks conceptual design review for new construction in the 14th Street Historic District.

Property Description

1319 R Street is currently occupied by a flat-front, three-story apartment building constructed in 1952 that is not contributing as it falls outside the district's period of significance (1855-1940). The building is flanked by three-story, bay-fronted brick rowhouses in a variety of forms and architectural styles from the late-19th century.

Proposal

The project calls for replacing the existing structure with a three-story, bay-fronted, multi-unit building above a raised basement. The building would be brick with a metal bay with single light casement windows topped with transoms. Multi-hued brickwork, belt courses and metal profiles would provide detailing and patterning.

Evaluation

The design is compatible in its height, mass, façade composition, materials, and pattern of fenestration with the street and historic district.

Recommendation

The HPO recommends that the Review Board approve the concept and delegate final approval to staff.